

048.0

0005

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,084,900 / 1,084,900

APPRAISED:

USE VALUE:

ASSESSED:

1,084,900 / 1,084,900

1,084,900 / 1,084,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22-24		HAYES ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TSAROUHAS MARKELLOS E	
Owner 2:	
Owner 3:	
Street 1: 95 THORNBERRY RD	
Street 2:	

Twn/City: WINCHESTER	
St/Prov: MA	Cntry
Postal: 01890	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 325.65	/Parcel: 325.65
Total Card	0.154	584,400
Total Parcel	0.154	584,400

PREVIOUS OWNER	
Owner 1: TSAROUHAS EMANUEL--ETAL -	
Owner 2: TSAROUHAS MARIA -	
Street 1: 22 HAYES STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .154 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3332 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
TSAROUHAS EMANU	1488-65
	1061-19

ACTIVITY INFORMATION	
Date	Result
7/27/2020	Mail Update
11/10/2018	MEAS&NOTICE
4/17/2009	Entry Denied
3/8/2000	Measured
11/1/1981	MS

Sign:	VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
105	Three Fam.
6715	Sq. Ft.
	Site

LT Factor	Unit Type	Land Type	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
0	80.	0.93 1													497,162						497,200	

Total AC/HA: 0.15416

Total SF/SM: 6715

Parcel LUC: 105 Three Fam.

Prime NB Desc ARLINGTON

Total: 497,162

Spl Credit

Total: 497,200

2023

Total Card / Total Parcel

1,084,900 / 1,084,900

APPRAISED: 1,084,900

USE VALUE: 1,084,900

ASSESSED: 1,084,900



USER DEFINED

Prior Id # 1: 34215

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 3	Rating: Average	A Bath:	Rating:									4	OFFP													
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:	A 3QBth:	Rating:									5	13 OFFP													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									(48)	(65)													
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:													7	13											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 3	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	15											
Color: BLUE	View / Desir:	A Kits:	Rating:	Other																	TQS							
GENERAL INFORMATION	Const Mod:	Fpl:	Rating:	Upper																	SFL							
Grade: C - Average	Lump Sum Adj:	WSFlue:	Rating:	Lvl 2																	FFL							
Year Blt: 1915	Eff Yr Blt:	CONDO INFORMATION		Lvl 1																	BMT							
Alt LUC:	Alt %:	Location:	DEPRECIATION		Lower																	(1170)						
Jurisdct:	Fact: .	Total Units:	Phys Cond: AG - Avg-Good	26. %	Floor:	Exterior:	No Unit	RMS	BRS	FL	Totals				RMs: 15	BRs: 5	Baths: 3	HB	11									
Const Mod:	Lump Sum Adj:	Functional:	CALC SUMMARY		% Own:	Interior:	2	5	2	Totals				15	11	SFL	FFL	8										
Prim Floors: 3 - Hardwood	Sec Floors:	Economic:	Override:	Other Features: 148000	Name:	Additions:	1	5	1	General:				26.4 %	Total: 26.4 %	Kitchen:	Baths:	8										
Bsmnt Flr: 12 - Concrete	Subfloor:	Special:	Adj \$ / SQ: 171.977	Grade Factor: 1.00	NBHD Inf: 1.00000000	Plumbing:	Totals				12	4	Electric:	Heating:	8													
Bsmnt Gar:	Electric: 3 - Typical	Override:	Adj Total: 794061	NBHD Mod: 1.00	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val	General:				4	4	OFFP	OFFP	8											
Insulation: 2 - Typical	Int vs Ext: S	Depreciation: 209632	Depreciated Total: 584429	Adj Total: 794061	Adj Total: 794061	Juris. Factor:	Before Depr:		171.98	Totals				4	4	OFFP	OFFP	8										
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	% Com Wal	% Sprinkled	Depreciation: 209632	Depreciated Total: 584429	Special Features: 0	Val/Su Net:		114.97	General:				3331.5	Gross Area	5375	FinArea	3332	8									
# Heat Sys: 3	% Heated: 100	% AC:	Make:	Model:	Serial #	Year:	Color:													Net Sketched Area: 5,083				Total: 646,061	8			
Solar HW: NO	Central Vac: NO	PARCEL ID 048-0-0005-0003.A																Sub Area Detail										
% Com Wal	% Sprinkled																	Sub Area										
MOBILE HOME																IMAGE				AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	111X18	A	AV	1915		27.63	T	40	105			3,300		3,300											
More: N																Total Yard Items: 3,300				Total Special Features:				Total: 3,300				